

## Stanwood UGA

**Table XX: Development History (1995 to 2018)**

Zone or Plan	Type of Development	Buildable Acres Developed	% Buildable Acres Developed	Residential Development			Non-Residential Development				
				Dwelling Units	Units / Acre in Total Zone	Density Assumed	Non-Res. Square Feet	Floor Area Ratio	Estimated Total Emp.	Estimated Employment Per Acre	Employment Density Assumed
Development Within City Zones											
SR-12400 New	Single Family	61.88	100%	167	2.70	2.70	-	-	-	-	-
	SR-9600 New	Single Family	136.51	100%	468	3.43	3.43	-	-	-	-
SR-7000 New	Single Family	14.50	100%	66	4.55	4.55	-	-	-	-	-
	SR-5000	Multi-Family	7.01	100%	69	9.84	9.84	-	-	-	-
MR New	Single Family	2.08	10%	21	1.04	1.04	-	-	-	-	-
	Multi-family	15.72	78%	233	11.58	11.58	-	-	-	-	-
	Senior Apartments	2.32	12%	44	2.19	2.19	-	-	-	-	-
	Total	20.12	100%	298	14.81	14.81	-	-	-	-	-
TN New	Single Family	13.02	100%	76	5.84	5.84	-	-	-	-	-
	Multi-Family	No Development Yet			5.00	5.00	-	-	-	-	-
	Total				10.84	10.84	-	-	-	-	-
GC New	Mixed-Use	No Development Yet			-	6.56 (1)	-	-	-	-	2.55 (1)
	Non-Residential	43.72	100%	-	-	-	44,316	0.02	883	20.21	13.77 (1)
	Total				-	6.56 (1)	-	-	-	-	16.32 (1)
(1) Post-2018 actual and proposed projects are averaged with the development history to determine an assumed residential and employment density.											

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<b>GC Infill</b>	Non-Residential	36.31	100%	-	-	-	11,085	0.01	750	20.65	20.65
<b>Light Industrial (and Urban Industrial)</b>	Non-Residential	No New Development in LI -- Assumed Employment Density Adjusts City of Monroe LI Zone by 20% for Roads									21.38
<b>General Industrial --</b> (Excluding Twin City Foods Reconstruction)	Non-Residential	3.35	100%	-	-	-	37,570	0.26	28	8.25	21.38 (2)
(2) The sample of projects in GI is too small to be reliable. For modeling purposes, GI will use the same assumptions as LI.											
<b>GI Infill</b>	Non-Residential	14.00	100%	-	-	-	117,048	0.19	44	3.15	3.15
<b>MB-I (Mainstreet Business I)</b>	Non-Residential	0.73	100%	-	-	-	6,002	0.19	15	20.34	20.34
<b>MB-2 New</b>	Non-Residential	18.04	100%	-	-	-	198,317	0.25	400	22.18	22.18
<b>NB (Neighborhood Business) (and Urban Commercial)</b>	Non-Residential	1.01	100%	-	-	-	11,515	0.26	29	28.59	28.59